

LINE TABLE

LINE BEARING DISTANCE

L1 | N 37°15'02" W | 33.85'

<u>REPLAT</u>

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

I, C.W. & Elizabeth Henry owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5854, Page 115 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

C.W. Henry

Elizabeth Henry

ORIGINAL PLAT

LOT 3 (36' OF), LOT 4, LOT 5 AND

PORTION OF ALLEY (12.5' OF), BLOCK 9A,

HIGHLAND PARK ADDITION, SECOND INSTALLMENT RECORDED IN VOLUME 166, PAGE 155

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, Red Dog Investments LLC owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12186, Page 94 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Kyle Grant

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS) (COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_,
the Oficial Records of Brazos County, Texas in Volume \_\_\_\_\_, Po

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_ by said Commission.

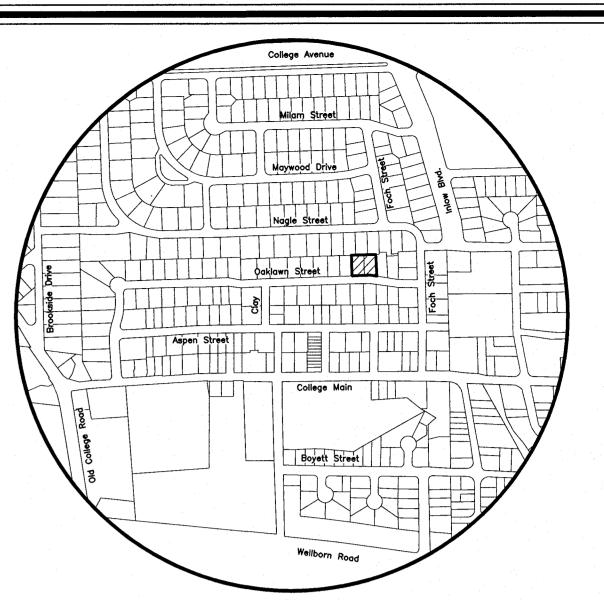
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on April 11, 2016 and that property markers and monuments were placed under my supervision on the

Kevin R. McClure, R.P.L.S. No. 5650



## Vicinity Map SCALE: N.T.S.

4 and 5, and 1/2 of the adjoining 25—foot wide Alley in Block 9A according to the final plat of HIGHLAND PARK ADDITION, SECOND INSTALLMENT recorded in Volume 166, Page 155, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows

Lot 6, Block 9A of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155), said iron rod also being in the northeast right-of-way line of Oaklawn Street (based on a 50 foot width);

THENCE: N 42° 22' 11" E along the common line of said Lots 5 and 6 and into the before—said 25-foot wide Alley for a distance of 129.50 feet to a 1/2-inch iron rod set in the centerline of said

THENCE: S 48° 01' 01" E along the centerline of said 25-foot wide Alley for a distance of 152.00

THENCE: S 42° 22' 11" W through said alley and into the interior of said Lot 3 for a distance of 135.83 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also being in the northeast right-of-way of before-said Oaklawn Street;

THENCE: N 37° 15' 02" W along northeast right-of-way of said Oaklawn Street for a distance of 33.85 feet to a 1/2-inch iron rod set for an angle point

THENCE: N 48° 01' 01" W continuing along the northeast right—of—way of said Oaklawn Street for a distance of 118.70 feet to the POINT OF BEGINNING and containing 0.454 acres of land, more or less.

1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS

- 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F & 480141C0305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- 3. This property is currently zoned RD-5 District. Building Setback Lines shall comply with the City of Bryan code of ordinances and regulations
- 4. All existing structures to be removed before the recording of this plat.
- unless noted otherwise on plat.

  5. This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608; Volume 91, Page 555 and Volume 166, Page 157, Deed Records, Brazos County, Texas.
- 6. Original 25' Alley shown on "Original Plat" was abandoned with Ordinance No. 1379, dated November 26, 2002, and a Quit Claim deed for this abandonment was filed for record in Volume 5145, Page 198 for Lot 3 and part Lot 4 and Volume 5145, Page 202 for Lot 5 and part Lot 4, Official Records of Brazos County, Texas. The 25' Public Utility Easement
- shown on "Replat" was retained after alley abandonment. 7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊗ - 1/2" Iron Rod Found O - 1/2" Iron Rod Set

services

5. Abbreviations:

MAY 1 8 2016

P.O.B. - POINT OF BEGINNING P.U.E. - PUBLIC UTILITY EASEMENT

6. Owners: Red Dog Investments LLC PO Box 11765 College Station, Texas 77842

(979) 777-5553

C.W. & Elizabeth Henry 10987 FM 244 Anderson, Texas 77830 (979) 255-9991

## FINAL PLAT

LOTS 3R, 4R & 5R, BLOCK 9A

## HIGHLAND PARK ADDITION SECOND INSTALLMENT

BEING A REPLAT OF LOT 3 (36' OF), LOT 4, LOT 5 AND PART OF ALLEY (12.5' OF), BLOCK 9A, HIGHLAND PARK ADDITION, SECOND INSTALLMENT RECORDED IN VOLUME 166. PAGE 155

0.454 ACRES

J.E. SCOTT SURVEY. A-50 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'

Surveyor: Texas Firm Registration No. 10103300 McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838